

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 8 2010

Minutes

(Subject to Board of Director's approval)

Board Vice-President, Nathan Walter, called the meeting to order at 6:35 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Laura Foster
Arthur Munoz
Craig Nicholson
Nathan Walter (Board member Todd Matson absent)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **June Board Meeting minutes** (6/10/10) were reviewed and **approved** as presented.

Treasurer's Report:

	June '10	YTD
Total Income	\$71,476.58	\$396,266.38
Operating Expenses	28,030.01	181,126.33
Reserve Expenditures	49,348.54	55,063.29
Total Expenditures	77,378.55	236,189.62
Transfer to Reserve	(1,098.03)	(165,500.76)
Transfer from Reserve	7,000.00	7,000.00
Total in Savings	\$1,036,759.42	
Total Assets	\$1,079,606.24	

James N. reported Operating Expenses are approximately 8% below budget.
The June Treasurer's Report was unanimously **accepted** as presented.

Landscaping: In a walk-through with Enviroscaping (Joe), Todd M. and Craig N., discussed the issues of the (anti-lerp psyllid) treated eucalyptus trees' on-going recovery and the tree plan at the Grove: new tree planting and old removal in the next 5 years, and seedling transplantation.

Old Business

The Board addressed:

- **Dry rot repair:** James N. reported completion of the stairway repair at unit 364.
- **Handicap access** (unit 219): The Board discussed a letter from Dr. Zuk (unit **219**) in regards to the installation of a **ramp** in place of steps leading to her unit, now required due to a physical handicap. The letter included a sketch, showing location of ramp, as created by Jim Rapp Constr. The Board viewed the site for the proposed ramp and scheduled a meeting (Nathan W.) with Jim Rapp to discuss the details of the installation. The Board authorized Nathan to approve the plan after

the meeting, as required.

- **Building 7606 improvements:** Nathan W., Todd M. and James N. met with the structural engineer (Ehlen) and construction company (R&D Constr.). The Board requested a meeting between the structural engineer and the soil engineer (Earth Sysytems) to discuss a slurry repair option. The Board approved the request for the structural engineer to inspect buildings 7602 and 7610 for similarities with 7606.
- **Entry gate system:** separate system installation for pool and exercise room previously approved for \$3,262 by Consolidated Overhead.
- **Fumigation:** fumigation for bldg. 7626 scheduled for Sept. 8-10, 2010.
- **Mortgage lender questionnaire:** the Board approved seeking legal opinion on the previously discussed lender's questionnaire (quoted by J. Smith, Attny. for \$680); Board approved to charge a prospective borrower (\$75) for providing copy of the legal opinion posed in this type of questionnaire.

No other Old Business

New Business

Items addressed:

- **Building exteriors:** re: dark stains on the exterior of certain buildings, James N. will seek bid sfor power washing.
- **Rodent deterrent:** Board approved setting bait traps around building 7628 for a three-month period.
- **Fumigation:** Board approved scheduling building 7628 for fumigation in Oct. 2010 (Lenz bid \$5,919).
- **Plumbing cleanout:** Board approved installation of a cleanout for bldg. 7628.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:26.

The next Board meeting is scheduled for **Thursday, August 12, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe